

P L A TL E G E N D— — — SUBDIVISION BOUNDARY ---- EXISTING STREET RIGHT-OF-WAY ----- EXISTING LOT LINES ----PROPOSED UTILITY EASEMENTS

---- EXISTING DRAINAGE FLOW LINES EXISTING OVERHEAD POWER LINES

EXISTING FENCES

FEMA FLOODPLAIN

- FOUND CORNER POST (SP=STEEL, WP=WOOD)
- FOUND ½" REBAR WITH CAP
- FOUND ALUMINUM DISK MONUMENT

SET ½" REBAR WITH J&M CAP SET CENTERLINE MARKER

## BLOCK "A"

	LOT AREA TABLE		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI- METER
1	40,961	0.940	923.79'
2	32,513	0.746	851.35'
3	31,035	0.712	821.79'
4	29,558	0.679	792.24'
5	27,909	0.641	755.40'
6	24,547	0.564	698.76'
7	25,527	0.586	679.69'
8	22,000	0.505	640.00'
9	22,000	0.505	640.00'
10	22,000	0.505	640.00'
11	22,000	0.505	640.00'
12	22,000	0.505	640.00'
13	22,000	0.505	640.00'

LOT AREA TABLE			
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI- METER
1	34,620	0.795	822.57
2	25,350	0.582	712.30
3	25,100	0.576	705.85
4	26,500	0.608	730.00'
5	26,566	0.610	735.44
6	27,141	0.623	745.12
7	23,544	0.540	694.35
8	21,937	0.504	595.09'
9	22,275	0.511	600.37
10	22,275	0.511	600.37
11	22,002	0.505	600.50

STREET CENTERLINE CURVE DATA curve no. $\mid$  street name  $\mid$  radius  $\mid$  arc length  $\mid$   $\vartriangle$  angle  $\mid$ tangent $\mid$  degree  $\mid$  chord  $\mid$ ch. bearing C-1 NEWHOUSE DRIVE 94.57' | 18°03'39" | 47.68' | 19°05'55" | 94.17' | \$09°50'28"W 300.00' C-2 NEWHOUSE DRIVE 300.00' 138.57' 26°27'57" 70.55' 19°05'55" 137.35' S05°38'19"W

LOT LINE CURVE TABLE						
CURVE NO.	ARC LENGTH	RADIUS	∆ ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	65.64'	270.00'	13°55'49"	32.99'	N7°46'34"E	65.48'
C2	19.46'	270.00'	4°07'50"	9.74'	N16°48'23"E	19.46
С3	82.99'	330.00'	14°24'34"	41.72'	N11°40'01"E	82.77
C4	69.44	330.00'	12*03'22"	34.85'	N1°33'58"W	69.31
C5	60.64	270.00'	12*52'09"	30.45	S1*09'35"E	60.52
C6	64.07	270.00'	13*35'48"	32.19'	S12*04'24"W	63.92
C7	38.59'	330.00'	6°42'03"	19.32'	S15°31'16"W	38.57
C8	65.43'	330.00'	11*21'35"	32.82'	S6°29'27"W	65.32'

LINE NO.	LENGTH	BEARING
L1	125.57	N17°56'50"E
L2	105.30'	N19°04'26"E
L3	103.85	N14°49'53"W
L4	100.00'	N0°48'39"E
L5	100.01	N1°39'00"E
L6	102.45	N13°22'14"E
L7	136.71'	N45°11'53"E
L8	135.09	N5°28'23"W
L9	135.37	N11*49'50"W
L10	135.37	N3°21'28"W
L11	50.50'	N1°08'07"W
L12	90.00'	N11*12'47"W

5. UPON COMPLETION OF THE SUBDIVISION STREETS, BURIED UTILITIES, AND FINAL GRADING,

WASHERS; LOT CORNERS ARE 1/2" REBAR RODS

WITH PLASTIC CAPS STAMPED "J&M BOUNDARY"

TRENCHES, ETC.) ARE ENCOUNTERED DURING THE

OFFSET ALONG THEIR RESPECTIVE LOT LINES AT

MONUMENTATION WILL BE SET AS FOLLOWS:

CENTERLINE MARKERS ARE MAG-NAILS WITH

6. IF OBSTACLES (FENCES, TRANSFORMERS, OPEN

COURSE OF SETTING MONUMENTATION, THOSE

AFFECTED LOT CORNERS WILL BE SET AT AN

A WHOLE FOOT INTERVAL BETWEEN 1 AND 6

FEET. SURVEYOR WILL SET SAID OFFSET AS

DEVELOPER/SUBDIVIDER:

298 EDGE CLIFF COURT

ABILENE, TEXAS 79606

325-673-1615

LANTRIP'S CUSTOM HOMES, INC.

CLOSE AS PRACTICAL TO ACTUAL LOT CORNER

AND WILL KEEP RECORD OF THE FINAL STAKED

LINE TABLE

PLANNING COMMISSION PLANNING DIRECTOR THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS, AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B PENAL CODE OF TEXAS, AS AMENDED. FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS FILE NUMBER CHAIRMAN PLANNING DIRECTOR SECRETARY DATE PLANNING DIRECTOR COUNTY CLERK DIRECTOR OF PUBLIC WORKS I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS. FILE NUMBER DATE DIRECTOR OF PUBLIC WORKS COUNTY CLERK COUNTY TEXAS DEPUTY

> OWNER'S CERTIFICATE AND DEDICATION THE UNDERSIGNED MANAGER OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAS CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF

> > LANTRIP DEVELOPMENT, BEING 16.079 ACRES OUT OF THE JAMES VAUGHN SURVEY NO. 54, ABSTRACT NO. 415. CITY OF ABILENE, TAYLOR COUNTY, TEXAS

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

SEE ATTACHED METES & BOUNDS DESCRIPTION EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_

KENNETH LANTRIP

ACKNOWLEDGEMENT

THE STATE OF TEXAS:

COUNTY OF TAYLOR: BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED

KENNETH LANTRIP KNOWN TO ME TO BE THE PERSON AND MANAGER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID

LANTRIP CUSTOM HOMES AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_\_

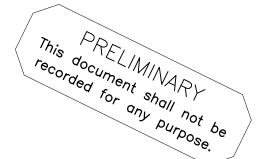
TAYLOR
COUNTY TEXAS NOTARY PUBLIC

GENERAL NOTES 98.494 SCALE: 1" = 200' SMALLEST LOT: 0.505

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION I HEREBY CERTIFY THAT THE PLAT SUBMITTED HEREWITH REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE. LANTRIP DEVELOPMENT,

BEING 16.079 ACRES OUT OF THE JAMES VAUGHN SURVEY NO. 54, ABSTRACT NO. 415, CITY OF ABILENE, TAYLOR COUNTY, TEXAS



PLAT DESCRIPTION:

REGISTERED PROFESSIONAL LAND SURVEYOR NOVEMBER 6, 2017



817-594-9880

3465 CURRY LANE ABILENE, TX 79606 325-695-1070 1508 SANTA FE DR, STE 204 WEATHERFORD, TX 76086

TBPLS FIRM# 10024300

PLAT NOTES:
1. AREA OF SUBDIVISION = 16.079 ACRES, AREA SUBDIVIDED = 16.077 ACRES, AREA OF

REMAINDER = 82.402 ACRES. AREA OF ALL PUBLIC R.O.W. DEDICATIONS = 1.814 ACRES. 2. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. 48441-C-0142-F EFFECTIVE JANUARY 6, 2012. 3. NO LAND WITHIN THIS SUBDIVISION WILL BE

DEDICATED FOR PARKS, OR OPEN SPACE. 4. NONE OF THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF ABILENE, TEXAS, BUT IS LOCATED ENTIRELY WITHIN ABILENE'S E.T.J.

BUILDING SETBACK NOTES: BUILDING SETBACK LINES SHALL COMPLY WITH CURRENT EQUIVALENT CITY OF ABILENE ZONING AS FOLLOWS: LOTS < 1.000 ACRE = RS-12 C.O.A. ZONING. LOTS > 1.000 ACRE & < 5.000 ACRES = RR-1 C.O.A. ZONING. LOTS  $\geq$  5.000 ACRES = RR-5 C.O.A. ZONING.

EASEMENT NOTES: U.E. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT S.L.E. = STREET LIGHT EASEMENT N.A.E. = NON-ACCESS EASEMENT

<sup>1</sup>CITY OF ABILENE

NEWHOUSE FARMS BEING 16.079 ACRES OUT OF THE JAMES VAUGHN SURVEY NO. 54, ABSTRACT NO. 415, CITY OF ABILENE, TAYLOR COUNTY, TEXAS

LOCATION.